

WARRANTY DEED

BILLY J. FREEMAN AND WIFE, FRANKIE B. FREEMAN GRANTORS
 TO
 WILLIAM D. BYRD and wife, GINGER R. BYRD GRANTEES

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) and other good and valuable consideration Billy J. Freeman and wife, Frankie B. Freeman, do hereby sell, convey and warrant unto William D. Byrd and wife, Ginger R. Byrd, as joint tenants with full rights of survivorship and not as tenants in common, the land lying and situated in DeSoto County, Mississippi, described as follows, to-wit:

"Part of the Southeast Quarter of Section 29, Township 1, Range 8 West, described as beginning at the southeast corner of Section 29, Township 1, Range 8 West; running thence north 5 degrees 30 minutes west along the east line of said Section 1,689.2 feet to a point; thence North 85 degrees 15 minutes West 380.2 feet to an iron pin for the beginning point of the herein described tract of land; thence north 85 degrees 15 minutes west 310.8 feet to an iron pin; thence north 3 degrees 45 minutes east 245 feet to an iron pin; thence south 84 degrees 15 minutes east 310.8 feet to an iron pin; thence south 3 degrees 45 minutes west 245 feet to the point of beginning and containing 1.75 acres. All bearings are magnetic as shown by the survey of J. E. Lauderdale, C. E., dated December, 1959."

Being the same property conveyed to Grantors by virtue of Warranty Deed recorded in Book 121, Page 25.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by Billy J. Freeman and wife, Frankie B. Freeman to Winn Davis Brown, Jr., Trustee for H. M. Gay and wife, Haylebert P. Gay, dated September 30, 1975, and recorded in Book 191, Page 416, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of Fifty Thousand and no/100 Dollars (\$50,000.00), and Grantees take subject to said loan.

Grantors convey and assign unto Grantees their rights of reasonable ingress and egress from said tract to the existing public road or to any road or street which may be constructed nearer said tract, which right shall not be construed to prevent First DeSoto Corporation, its successors or assigns, from constructing such roads or streets as it may

desire on the land conveyed by said recorded deed and providing access to such new roads or streets for said tract in lieu of the present access, and their rights at their own expense to maintain and use the water well serving the dwelling house located on the above described tract, until such time as water shall be made available to the occupants of the house by developers from other sources, and their rights at their own expense to maintain and use the septic tank disposal fields now serving the said dwelling house until such time as sanitary sewers are made available to the area. When water and sanitary sewer utilities are available to the above described tract upon the same terms and conditions and for the same consideration payable by Grantees herein as such utilities may be made available to lands in the same area, all right and interest of Grantees herein to use and maintain the water wells and sewage disposal fields that may be outside the limit of the above described lot shall terminate and the Grantees herein agree to execute a quitclaim deed upon the request of First DeSoto Corporation, its successors or assigns.

Taxes for the year 1976 are to be pro-rated. This conveyance is made subject to all applicable building restrictions, zoning and subdivision regulations, public utility easements and road rights of way.

WITNESS our signatures on this 1st day of April, 1976.

Billy J. Freeman

 Billy J. Freeman

Frankie B. Freeman

 Frankie B. Freeman

STATE OF MISSISSIPPI
 COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named Billy J. Freeman and wife, Frankie B. Freeman who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

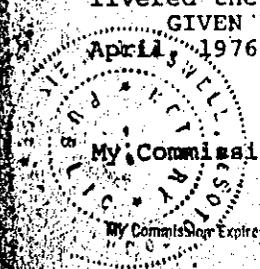
GIVEN UNDER MY HAND and seal of office this the 1st day of April, 1976.

Bethie M. Basswell

 Notary Public

My Commission Expires:

My Commission Expires February 19, 1983



STATE OF MISSISSIPPI, DESOTO COUNTY

30 I certify that the within instrument was filed for record at 4 o'clock P.M. 5 day of April 1976, and that the same has been recorded in book 123 Page 671 records of DEPANTY DEED

3.50 _____ this the 7 day of April 1976
H. R. [Signature]